

WASHINGTON, D. C. SUNDAY, APRIL 23, 1922.

D. C. REALTY OFFERS YOUNG WAGE EARNER GOOD INVESTMENT

GROWING DISTRICT REACHES FORWARD TO AID LOT OWNERS

Investment of Washington Realty Reflects Foundation of American Life.

URGES PURCHASE

Opportunities for Home Building Are Numerous in National Capital.

In the beginning God created the earth. Thus ends for all time the creation of earth.

Well, that gets us to one certainty. The next thing is just as certain—that in spite of wars, human life still exists and is really on the increase and the indications are that the peace commissioners will keep out the wars.

So we are up to another point of certainty. That if in the past increase of human life persisted under such distressing calamity as the first recorded war, in which Cain slew Abel, thereby diminishing the known male population of the world 50 per cent, and so on down through the late unpleasantness wherein a certain William deeded to deplete the human supply, there is no doubt that there will still be an increase of human family and the firm conviction is that the increase is going to have decided impetus.

As to suburban real estate, no less person than Russell Sage is quoted as saying, "Young man, buy real estate in outlying boroughs and then work hard at your usual vocation. Your real estate purchase will make your old age comfortable." Andrew Carnegie has said: "The wise young wage earner invests in real estate—suburban real estate.

Who in Washington but can look back five or ten years and see the wonderful increase in values of suburban real estate?

Many have bought two lots on small payments and even before their lots were paid out have sold one for enough increase to pay out the other and a large part of the cost of the house they built.

Fortunes have been made by

careful selection of suburban lots. Consider what you spend on dress and the movies—by all means dress well and enjoy yourself, but put some of that blessed salary into something that will stick to you and work for you and help keep you in comfort later on.

There is a large bunch of disappointed, discouraged, spineless people who can never make up their minds who are saying, "If I had just bought ten years ago" and who never will buy because the only kind of sight they have is hind sight.

Just remember this, suburban real estate of today is the "close-in," "built-up," "high-priced" section of tomorrow. You find very few of the class of croakers around Washington who say you cannot make any money buying suburban lots; you find hundreds of hearty, "Well, I always thought the price was too high, but always the value and the price became higher."

But bigger and better than the investment idea is the building of a home and all it stands for in the real American life, and the idea we all have of our home is a little more space around us. No red-blooded American is ever satisfied with being cooped up in a flat or duplex. It is a stretch of the imagination to call a rented house, even with spacious lawn and no matter how desirably located, that dearest of all places, "home."

"But what with my rent, the war and the high prices, I have not saved anything," many say.

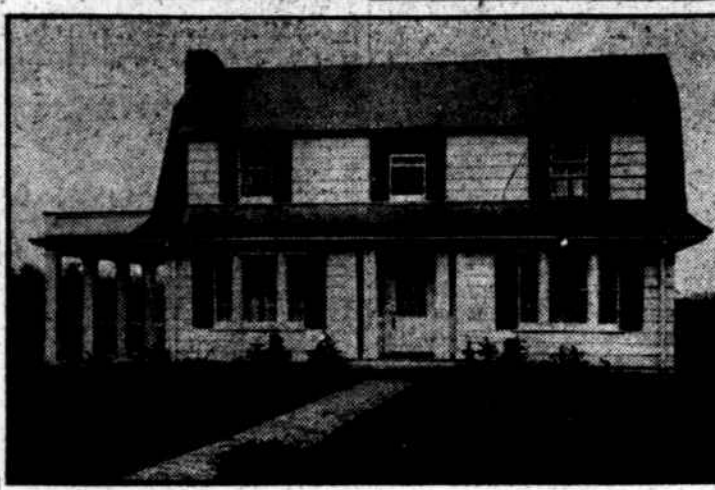
Do not be embarrassed; there are quite a few of you. Opportunities for home building are about you on every side. Some have parted company with you and found a lot that will do.

To acquire a home must of necessity be of some effort to make it truly loved and appreciated. Nothing that comes to us without effort, thought or sacrifice is ever of lasting value. And remember this, that when you take the plunge you will find new friends with a common interest with you, the building of a home, and this is always attractive in a friend.

SUMMONS ELECTION IN FREDERICKSBURG

FREDERICKSBURG, Va., April 22.—A special election to decide whether the citizens of Fredericksburg desire a commission form of government has been called by Judge John T. Goolrick of the Corporation Court of this city for May 23, following presentation of a petition signed by over 10 per cent of the registered voters.

Morgan Sells Home



This attractive Dutch Colonial home, located at 22 Grafton street northwest, was recently sold by Morgan E. Morgan to Charles Rubel who will use the residence as his home.

VACANT LOTS HERE REFLECT GROWTH

It is extremely gratifying to notice the decreasing number of vacant lots, usually covered with weeds and rubbish. Valuable property that has laid idle for years is at last being realized upon, and yet the fringe of the situation has only been touched up to the present time.

"In my estimation," states an expert, "the need of today is for the older residents and business men of the city to realize the magnitude of Washington's development and bright prospects. Too many are like the fond mother who will not recognize her grown sons as anything but former prattling children. Conservatism is an essential but ignorance and timidity are great handicaps that are holding back the greatest development of the city."

"There seems to be a demand for apartment buildings with two and three-room furnished flats, instead of the larger, and more expensive apartments. Many prefer this type of residence, if appointments are high-class throughout, to the hotel congestion and attendant dissatisfaction."

"Washington has a number of

homes and apartments under construction," he continued, "and is getting ready to start several others. The future is bright and this will be Washington's best year."

FOR SALE

PETWORTH—BRAND NEW
\$7,500—Beautiful colonial home in best section of this charming community: 6 rooms, tile bath, h. w. h. electric lights, hardwood trim; every modern refinement; \$1,000 cash; \$75 per month.

62 T ST. N. W.
Modern 7-room house, full tiled bath, hot-water heat, garage; \$8,500; \$1,500 cash, \$69.50 per month, including all interest.

NEAR 15TH AND E. CAP. N. E.
\$5,500—Colonial house: 20 feet wide; 6 large rooms and tile bath, hardwood trim, fine cellar, room for garage; \$1,000 cash, \$50 per month, total payment.

ADAMS ST. N. E.—VACANT.
\$5,500—\$500 cash, \$50 per month. Brand-new colonial home, 6 rooms, bath, electric lights, built-in garage; strictly white section. Move right in.

Davis & Steele
1420 N. Y. Ave. Main 5082

FRISCO REALTORS TO SHOW VISITORS CALIFORNIA LANDS

SAN FRANCISCO, April 22.—"Make it a vacation" is the slogan which San Francisco realtors are broadcasting to the real estate profession throughout the United States in connection with the approaching annual convention of the National Association of Real Estate Boards. The convention will be held in San Francisco from May 30 to June 3.

One of San Francisco's biggest reception and entertainment committees ever organized has been formed to conduct the visitors through California's vacation land. Every local realtor will be a committee of one in this undertaking and in addition, the local board will have the

assistance of San Francisco's hospitality committee, a chamber of commerce organization composed of the community's leading business and professional men, who devote a large measure of time to the entertainment of visitors.

Visiting boards are being urged to provide at least a week's stay in and around San Francisco following the close of the convention in order that their delegates may have the opportunity of participating in the many attractive trips being arranged. These include visits to the Yosemite, Lake Tahoe, the Big Trees, Jack London's famous Valley of the Moon, and many other attractive tourist features, all within eight hours or less of San Francisco.

In addition to these there will be specially conducted excursions to California's great fruitful valleys where various forms of agriculture, land development and organization work may be inspected.

The big post-convention event, however, will be the golf tournament to be held on the Del Monte links, four hours by motor from San Francisco. This will be a three-

day party with the San Francisco perpetual golf trophy as the award to the winning board.

The business of the convention proper will take up practically all of the time of the delegates with very little time left on the side for enjoyment. To prevent delegates from deserting the important convention discussions in order to go sight-seeing, the local committee is impressing on other boards the importance of providing an adequate layover in the convention city.

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NEW HOMES TWO BLOCKS NORTH OF WESTERN HIGH



JUST TWO DOLLARS PER DAY

Covering all interest and all payments on principal after a reasonable cash first payment is made.

WILL MAKE YOU OWNER

See 3514 T Street N. W.—Open Afternoons and Evenings, (Lighted)

THE L. L. BOWEN COMPANY,

Exclusive Agents Call Main 579
202-210 Continental Trust Building, 14th and H Sts. N. W.



Bungalow Perfection In Cleveland Park

Take advantage of a pleasant day to inspect one of the best little homes ever offered in exclusive Cleveland Park, located at

2904 ORDWAY

Just a Step From Connecticut Avenue

Contains 7 rooms and bath, hardwood floors, hot water, electricity—in fact everything you demand in a home. Fine lot 56 feet wide and 125 feet deep.

Someone is going to be the lucky purchaser. Why not you?

SHANNON & LUCHS

Exclusive Agents

713 14th St. N. W.

Main 2345

BUILT TO AN IDEAL—NOT TO A PRICE!

Announcing the Opening of Our

Magnificent New Houses in Chevy Chase, D. C.

On the Beautiful Bethesda Blue Granite and others of substantial frame construction, attain a mark of unusual achievement in beauty and utility of design and arrangement. They are strikingly individual, charming, complete—and THEY ARE BUILT AS THE INDIVIDUAL WOULD BUILD FOR HIMSELF—only highest quality material and workmanship entering into them. Exceptionally large lots in the most beautiful square in exclusive Chevy Chase, with priceless shade trees and shrubbery, these houses, and those yet to be built, comprise an offering in the highest type of smart, modern residences unequalled in the National Capital.

These houses, some built of beautiful Bethesda Blue Granite and others of substantial frame construction, attain a mark of unusual achievement in beauty and utility of design and arrangement. They are strikingly individual, charming, complete—and THEY ARE BUILT AS THE INDIVIDUAL WOULD BUILD FOR HIMSELF—only highest quality material and workmanship entering into them. Exceptionally large lots in the most beautiful square in exclusive Chevy Chase, with priceless shade trees and shrubbery, these houses, and those yet to be built, comprise an offering in the highest type of smart, modern residences unequalled in the National Capital.

Five Now Completed or Building—Seventeen More to Be Built, Completing the Most Desirable Square in Chevy Chase. Each House Is Distinctive in Design, and Achieving a New Standard in Fine House Construction

The Description

First Floor—Attractive entrance on 39th St. side, opening upon center hall with stairway at rear, coat closet, and giving an interesting vista of large living room with its huge granite fireplace on the left and dining-room on the right.

Spacious living porch with concrete foundation, opening off living room through French doors.

Butler's pantry, breakfast alcove with built-in breakfast set.

Kitchen with pantry, and celebrated Kelvinator automatic ice-making equipment, removing all worries over ice delivery so common to suburban residence.

Second Floor—Magnificent corner bedroom, 16 feet by 18.7 feet, with large window space, complete tiled bath and shower.

Four additional bedrooms, each with delightful outlook, the design of the floor devoting but small space to the hall. Large tiled bath, conveniently located. The size of the closets is one of the important features.

Third Floor—Immense attic space available for three commodious rooms and bath. Slate roof.

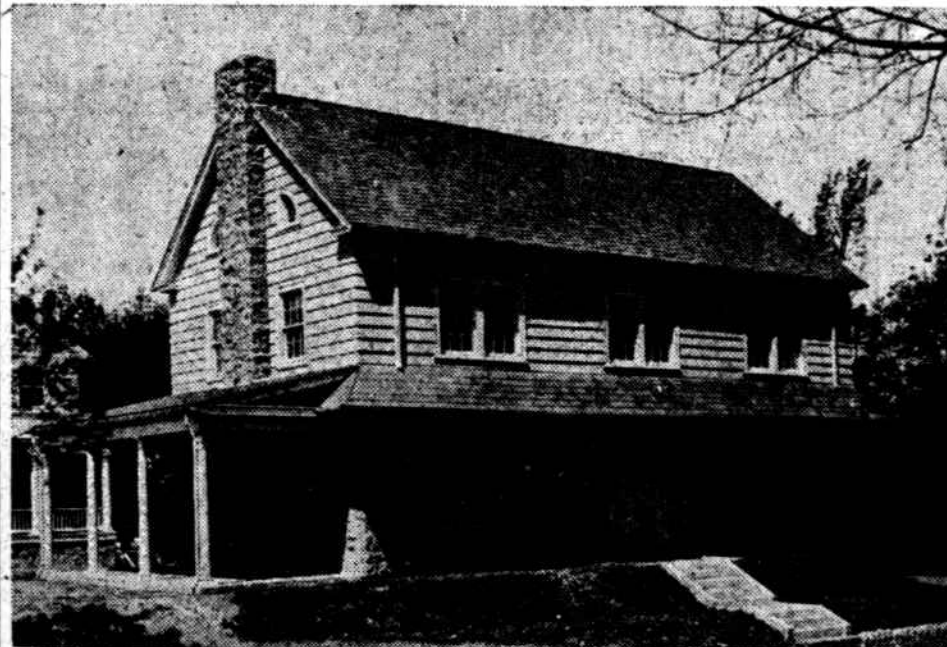
Parquet hardwood floors, 3/4 inches thick, on first floor, hardwood floors of the same thickness in other rooms and throughout second floor.

Hot-water heat, electric light, with excellent fixtures and wall outlets in every room. Concrete cellar under whole house. Large built-in garage, and driveway.

Lot 145 Feet on 39th St. and 70 Feet on Jocelyn St.

Kelvinator Automatic Refrigeration in Every House

Sample House Open Sunday



The Superior Construction

Substantial and remarkable for its permanent, sparkling beauty, the Bethesda Blue Granite construction, with chimney, fireplace and other effective architectural treatment of the same stone, gives this house an infinite charm and irresistible appeal.

Bethesda Blue Granite is impervious to moisture. It will not crack nor chip, nor will it develop unsightly rust markings under the most severe exposure. So the foundation and house constructed of this granite will endure like a veritable Rock of Ages.

We have spared no expense or effort in making these homes the last word in fine, modern construction. Only the highest quality materials have been used, and this applies to every detail. When we say "Built to an Ideal, Not to a Price," we express the spirit and the aim of our building organization—the ideal is to build nothing less than the best, for we believe that public appreciation and confidence will best be won by quality at a fair price rather than by using building short cuts and inferior, short-lived materials to reach a price that might be popular at the time, but ever a source of regret and expense to the buyer.

Kelvinator Automatic Ice-Making Plant in Every House

Unsurpassed Location on the Heights of Chevy Chase, One of the Highest Points in the District of Columbia!

ROBT. F. BERESFORD, Architect

ALLAN E. WALKER INVESTMENT CO., Builders

Open For First Time Today

The Sample House is located at the corner of 39th and Jocelyn streets, a square and a half from Connecticut avenue. Take Connecticut avenue cars, or motor out to Jocelyn street, then proceed west to 39th street.

ALLAN E. WALKER AND CO. INC.

813 15th St. N. W., Main 2430

Also See Our New Bungalows One Block West

One square west of these houses are located our delightful New Bungalows. The Bungalows also will be open Today, and we will be glad to have you inspect them. They also are Walker Lifetime Homes and are Built to an Ideal and Not to a Price.